

Term Sheet for Encino Trace Development

August 8, 2013

C3/1

Background

The owner of the subject tract (see attached location map), Koontz/McCombs Development, has requested additional impervious cover for the property and to be allowed to develop in the Water Quality Transition Zone and Critical Water Quality Zone of a minor waterway. The applicant has made this request to allow development at the part of the property closest to Southwest Parkway and additional building area and parking. The details of the request are described below and a site maps are attached.

At their June 27, 2013 meeting the City Council directed staff to bring an amendment forward for their consideration (see attached resolution). Staff recommends approval of the requested items described below.

Items requested by applicant:

1. Allow up to 25% impervious cover on a gross site basis for the Encino Trace project.
2. Allow development within the Water Quality Transition Zone and Critical Water Quality Zone for the minor waterway adjacent to Southwest Parkway.
3. The project will otherwise comply with all Land Development Code requirements at the time of site plan application.

The applicant has offered to provide:

1. An easement for the Oak Hill Trail.
2. 3 star Austin Energy Green Building.

C3/2

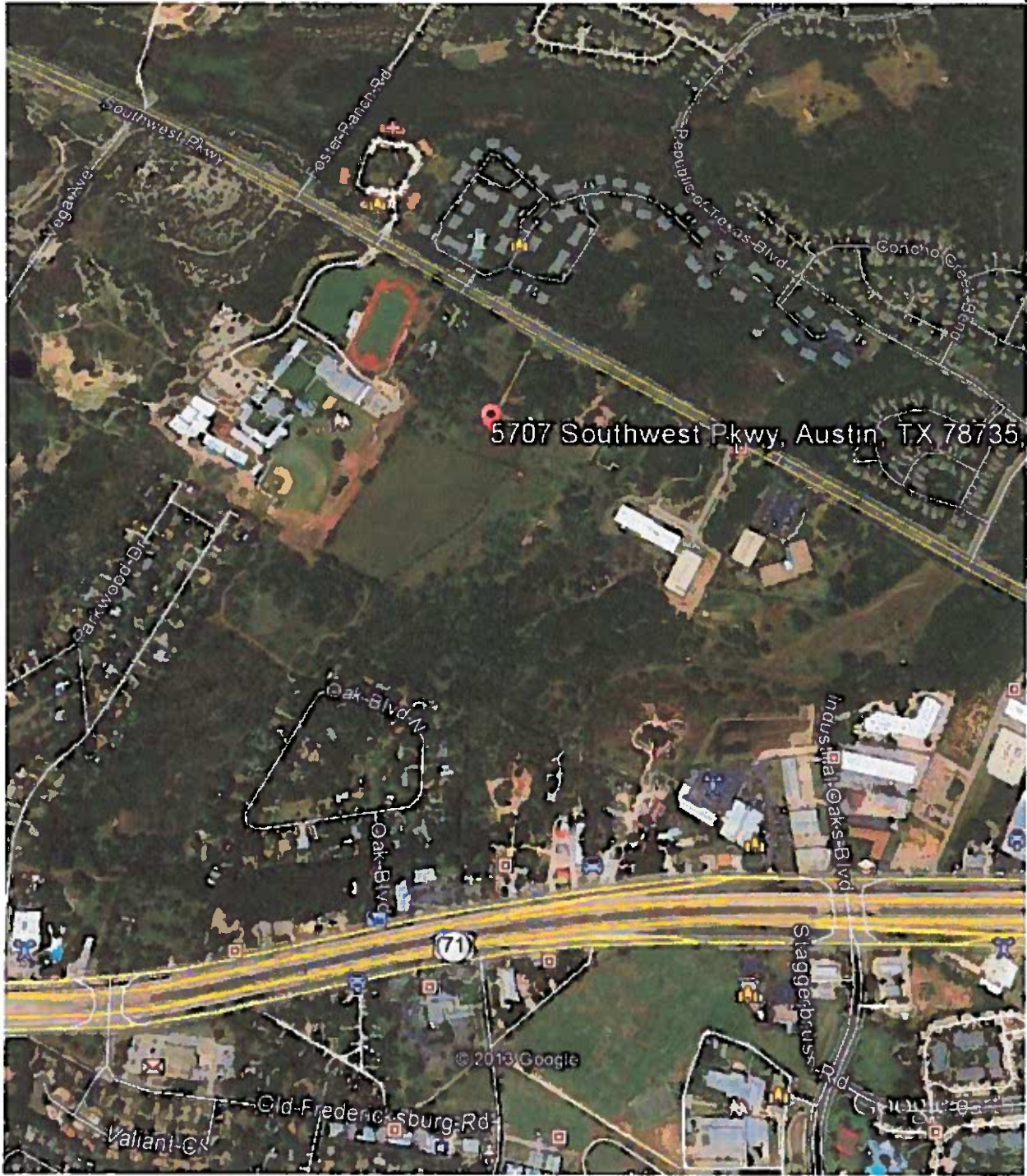


Exhibit A – Location map

C3/C3

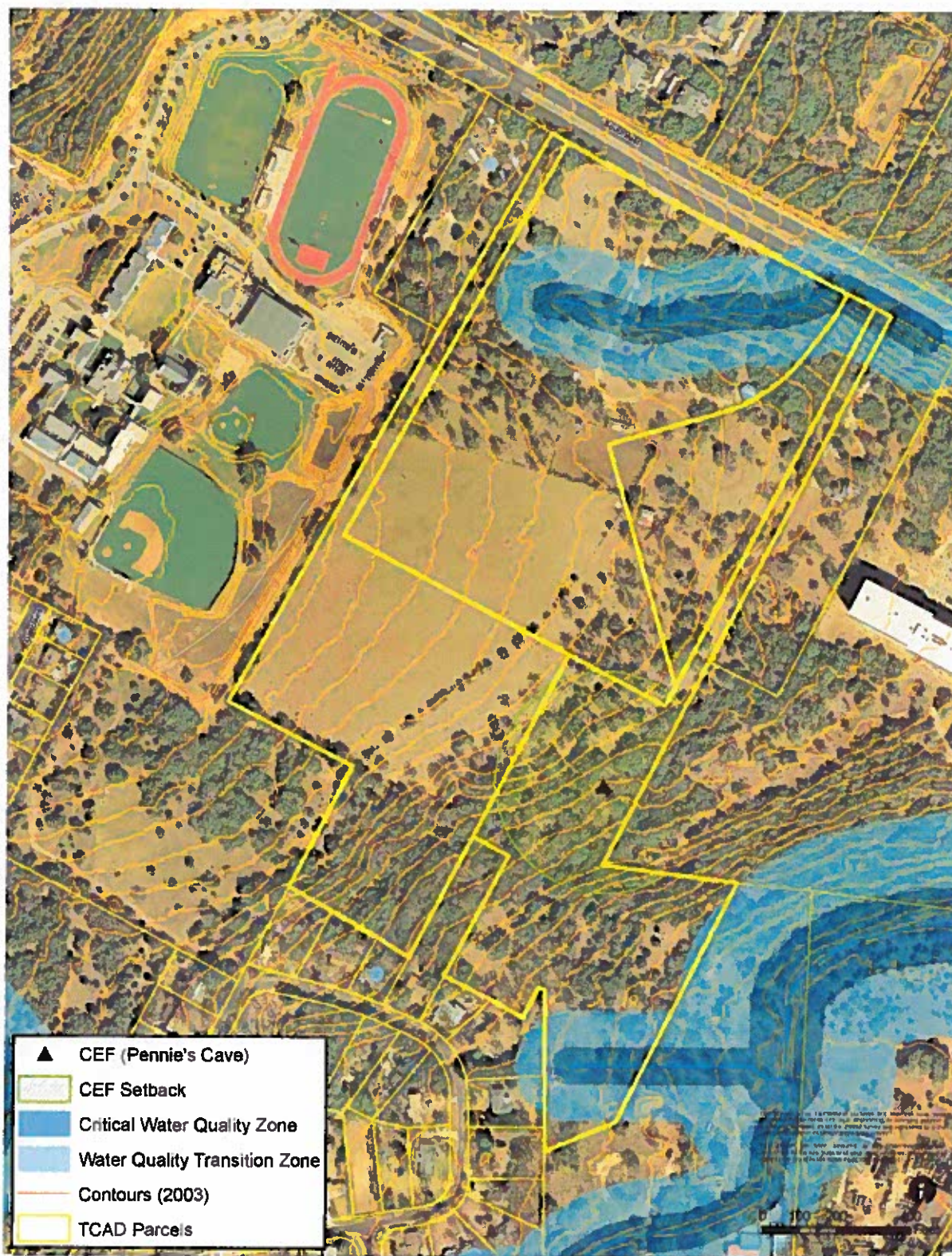


Exhibit B – Encino properties (outlined in bold yellow) and features.

C3/A

RESOLUTION NO. 20130627-045

WHEREAS, for more than 20 years, the Save Our Springs ("SOS") Ordinance has facilitated environmentally sound development practices throughout Central Texas and helped to balance the goal of protecting water quality with the demands of rapid population growth;

WHEREAS, while SOS remains vital to protecting the Hill Country's rich network of aquifers and to Austin's long-term water management plan, the City recognizes the need for flexibility and for considering the unique challenges and opportunities that development of particular tracts can present;

WHEREAS, with this Resolution, the City Council affirms its commitment to SOS and to Austin's longstanding tradition of environmental stewardship, as well as to the spirit of flexibility and accommodation required for the practical fulfillment of these ideals over the long-term; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

1. The City Council initiates site-specific amendments to City Code Chapter 25-8, Article 12 (*Save Our Springs Initiative*) for the properties commonly known as the "Garza tract," generally located at 3712 Ben Garza Lane, and "Encino Trace," generally located 5707 Southwest Parkway.
2. The City Manager is directed to present the amendments to the City Council for consideration at the August 8, 2013 meeting, following the summer recess, and to include the following provisions:

(A) Garza Tract:

- (1) The applicant shall be required to:
 - (a) provide an easement for the Violet Crown Trail and funding for a trailhead on adjacent property;

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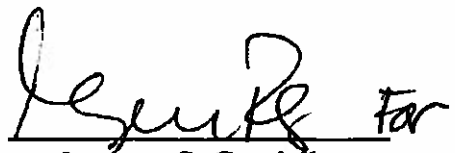
- (b) construct and maintain SOS water quality treatment for all parcels within the proposed PUD, including public and private roadways; and
 - (c) limit development to re-irrigation only within the existing buffers for the two Critical Environmental Features (sinkholes) on the adjacent northern tract.
- (2) Impervious cover to be capped at 48.2% on a gross site basis across the eight parcels included in the Garza tract, which is currently subject to varying impervious cover limits under separate ordinances and agreements applicable to different portions of the property.
 - (3) Road construction and re-irrigation areas to be allowed within the water quality transition zone.

(B) Encino Trace:

- (1) Current development prohibitions within the existing buffer for Penny Cave to remain in effect.
- (2) Unless modified by the parties, development must comply with restrictions applicable under the existing restrictive covenant with the adjacent neighborhood.
- (3) Impervious cover to be capped at 25% on a gross site area across all three tracts.
- (4) Development to be permitted within the critical and transition zones on the minor waterway adjacent to Southwest Parkway.

ADOPTED: June 27, 2013

ATTEST:


Jannette S. Goodall
City Clerk